

091.0

0002

0022.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

879,800 /

879,800

879,800 /

879,800

879,800 /

879,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHEAR MELANIE & SADKIN WILLIAM	
Owner 2:	
Owner 3:	

Street 1: 23 YERXA RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOYON CHRISTOPHER J-ETAL -
Owner 2: DOYON KIMBERLY M -

Street 1: 23 YERXA RD
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,622 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Clapboard Exterior and 2610 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9622		Sq. Ft.	Site		0	70.	0.74	5									496,062						496,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9622.000	383,700		496,100	879,800		58555
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

PREVIOUS ASSESSMENT								Parcel ID	091.0-0002-0022.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,700	0	9,622.	496,100	879,800	879,800	Year End Roll	12/18/2019
2019	101	FV	298,100	0	9,622.	503,100	801,200	801,200	Year End Roll	1/3/2019
2018	101	FV	298,100	0	9,622.	375,600	673,700	673,700	Year End Roll	12/20/2017
2017	101	FV	298,100	0	9,622.	340,200	638,300	638,300	Year End Roll	1/3/2017
2016	101	FV	298,100	0	9,622.	326,000	624,100	624,100	Year End	1/4/2016
2015	101	FV	279,700	0	9,622.	276,400	556,100	556,100	Year End Roll	12/11/2014
2014	101	FV	279,700	0	9,622.	262,200	541,900	541,900	Year End Roll	12/16/2013
2013	101	FV	279,700	0	9,622.	249,400	529,100	529,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYON CHRISTOPH	64218-37		9/11/2014		705,800	No	No		
EAGAN MARGARET	21740-306		2/5/1992		135,000	No	No	A	

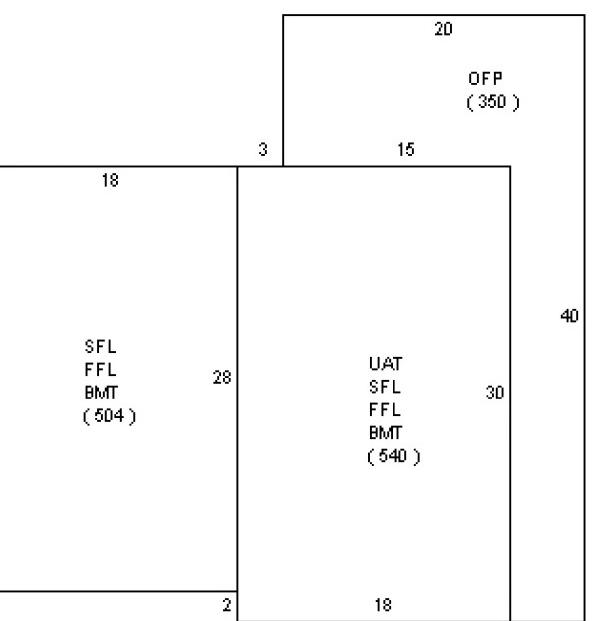
BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/24/2014	1410	Redo Kit	25,000					Replace kitchen ca	11/20/2018	MEAS&NOTICE	CC	Chris C											
5/25/2010	475	Re-Roof	6,500						12/7/2008	Meas/Inspect	189	PATRIOT											
10/17/1994	547	Manual	2,500					SIDING	3/27/2000	Inspected	276	PATRIOT											
9/11/1992	429	Manual	2,500					REPAIR FRONT PORCH	3/13/2000	Measured	263	PATRIOT											
									12/1/1981		CS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

**USER DEFINED**

Prior Id # 1:	58555
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/10/20
Last Rev Time:	22:02:01
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH								
Type:	6 - Colonial		Full Bath		2	Rating:		Good		BSMT SINK.																
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:																					
(Liv) Units:	1	Total:		1	3/4 Bath:		Rating:																			
Foundation:	3 - BrickorStone		A 3QBth		Rating:																					
Frame:	1 - Wood		1/2 Bath:		Rating:																					
Prime Wall:	2 - Clapboard		A HBth:		Rating:																					
Sec Wall:			OthrFix:		1	Rating:		Average																		
Roof Struct:	1 - Gable		OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																			
Color:	GREEN		A Kits:	Rating:																						
View / Desir:			Fpl:	1	Rating:		Average																			
GENERAL INFORMATION						WSFlue:	Rating:																			
Grade:	C - Average		CONDOS INFORMATION																							
Year Blt:	1935	Eff Yr Blt:							Location:																	
Alt LUC:			Alt %:							Total Units:																
Jurisdct:	G16		Fact:	.							Floor:															
Const Mod:							% Own:							Name:												
Lump Sum Adj:							DEPRECIATION						REMODELING						RES BREAKDOWN							
INTERIOR INFORMATION						Phys Cond:	GD - Good		18.	%	Exterior:	No Unit		RMS	BRS	FL										
Avg Ht/FL:	STD		Functional:			%	Interior:	1		9	4															
Prim Int Wall:	2	- Plaster	Economic:			%	Additions:																			
Sec Int Wall:			Special:			%	Kitchen:																			
Partition:	T - Typical		Override:			%	Baths:																			
Prim Floors:	3	- Hardwood	Total:		18.6	%	Plumbing:																			
Sec Floors:	3	- Hardwood					Electric:																			
Bsmnt Flr:	12	- Concrete					Heating:																			
Subfloor:							General:																			
Bsmnt Gar:							CALC SUMMARY						COMPARABLE SALES						SUB AREA							
Electric:	3	- Typical	Basic \$ / SQ:		125.00		Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL										
Insulation:	2	- Typical	Size Adj.:		1.15287352																					
Int vs Ext:	S	Const Adj.:		0.99989998																						
Heat Fuel:	2	- Gas	Adj \$ / SQ:		144.095																					
Heat Type:	3	- Forced H/W	Other Features:		95500																					
# Heat Sys:	1	Grade Factor:		1.00																						
% Heated:	100	NBHD Inf:		1.00000000																						
Solar HW:	NO	NBHD Mod:																								
% Com Wall:	% Sprinkled:		WtAv\$/SQ:																							
			LUC Factor:		1.00																					
			Adj Total:		471373																					
			Depreciation:		87675																					
			Depreciated Total:		383698																					
MOBILE HOME						Serial #:			Year:		Color:															
SPEC FEATURES/YARD ITEMS						PARCEL ID						091.0-0002-0022.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
2	Frame Shed	D	Y	1	10X8	A	GD	1999	0.00	T	12	101														
2	Frame Shed	D	Y	1	8X8	A	GD	1994	0.00	T	15	101														
More: N	Total Yard Items:						Total Special Features:						Total:													



20
OFFP
(350)
3 15
18
28 30
SFL FFL BMT (504)
UAT SFL FFL BMT (540)
2 18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,044	57.280	59,798	BMT	100	RRM	50	C	
FFL	First Floor	1,044	144.090	150,435						
SFL	Second Floor	1,044	144.090	150,435						
OPF	Open Porch	350	21.210	7,424						
UAT	Upper Attic	135	57.640	7,781						
Net Sketched Area: 3,617				Total:	375,873					
Size Ad	2088	Gross Are	4022	FinArea	2610					

IMAGE



AssessPro Patriot Properties, Inc